

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33419

Property Information

109 / 110 / 111

property address: 2606 S TEXAS AVE
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 10, LOT 4 & 5
owner name/address: SALVATION ARMY, THE
1424 NORTHEAST EXPY NE
ATLANTA, GA 30329-2018
full business name: The Salv Army Thrift Store
land use category: Retail type of business: thrift store
current zoning: C3 occupancy status: occup
lot area (square feet): 20000 frontage along Texas Avenue (feet): 100
lot depth (feet): 200 sq. footage of building: 2620
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1
type of buildings (specify): metal frame

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____

approximate construction date: 1942 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) chain fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: wood
overall condition (specify): good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 12
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 9x20 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☒ yes ☐ no meet opposite separation requirements: ☒ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

nice LWD SOP.

